



Town of Groton - Public Works

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Public Works
Administration
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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, June 21, 2007

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, David Russell and John Webster

Members Absent: Robert Morrison

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of Buildings and Grounds, GPS, and Colleen Quattromani, Recorder.

JCJ Architecture: Greg Smolley, Associate Principal.

Gilbane Building Company: Peter Manning, Project Executive and Peter Scalora, Senior Project Manager.

Also present Mark Oefinger, Town Manager.

The meeting was called to order at 7:15 PM due to the tour of the building project at Fitch High School.

Mr. LaFrance joined the meeting already in session at 7:20 PM.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

Mr. Ed Ettinger, 179 Cedar Road, had several questions and comments regarding the School Building Projects. He asked if the Police and Fire Departments had signed off on the window systems, if the State grants for the projects were compromised by the new window systems which were not rebid, and he would like to see an extension of the costing report on the projects to include the estimates to complete the projects.

3. APPROVAL OF MINUTES

a) June 7, 2007

A motion was made by Mr. Webster and seconded by Mr. Monterio to accept the PSBC minutes of June 7, 2007 as written. The motion passed unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Chairman DeMatto reported the receipt of information from the Laborers New England Organizing Fund.

(b) Department of Public Works staff

1) Catherine Kolnaksi and Northeast Academy Elementary Schools

Mr. Norris distributed a copy of a memo from the Director of Public Works to the Town Manager on the status of the Catherine Kolnaski Elementary School project with the window systems costs. The memo outlines the criteria used by the Team (Owner, Architect and Construction Manager) in evaluating the options considered to move the project forward and minimize the impact to the schedule and budget. Mr. Scalora provided additional information. Mr. Scalora noted that not

staying with the original contractor would add 3 to 4 months to the completion date of December 2007.

Mr. Norris also discussed fire pump options for Kolnaski to meet fire code requirements.

Following the discussion on the Kolnaski project the PSBC had a consensus to approve the purchase of the code compliant window systems and move the project forward.

2) Fitch High School

Mr. Norris said that Town vehicles at the Town Hall Annex would be moved to the pipe yard on Friday, June 22nd to allow for more parking for the graduation ceremony at Fitch High School. Mr. Norris has coordinated access to the high school for the summer with St. Mary's Church. Mr. Norris also reported receiving an FOI request from the Laborers Union.

(c) JCJ Architecture

1) Catherine Kolanski and Northeast Academy Elementary Schools

In updates from the architect on the elementary school projects, Mr. Smolley told the Committee that the playscapes have been approved by the Board of Education and will go to the PCT review on July 10, 2007. JCJ is meeting with the technology consultant next Tuesday to finish up the TS&E package.

2) Fitch High School

The FF&E package (Furniture, Furnishings and Equipment) was presented to the Board of Education, who accepted the package with no requests for changes. Mr. LaFrance made a motion seconded by Mr. Monterio to authorize JCJ Architecture to bring the FF&E package to the State for PCT review.

(d) Gilbane Building Company

1) Catherine Kolanski and Northeast Academy Elementary Schools

Mr. Scalora presented the CM report (attached) for the elementary schools. A highlight in purchasing was the Gymnasium packages which came in under the previous winning bid.

Mr. Scalora gave teachers from Eastern Point School a tour of the Kolnaski building project and the school received great reviews.

In further discussion on the Kolnaski window systems the PSBC had a consensus to follow the Project Teams recommendation to reject a proposed cost saving by reducing the windows finish to a Class II anodized finish with a one year instead of a 20 year warranty for the Class I finish. Class I is needed because of the building's proximity to saltwater.

The PSBC also had a consensus to reject elimination of the aluminum sunshades in the Media center. Elimination of the sunshades would adversely affect the HVAC capacity and fuel consumption.

2) Fitch High School

The PSBC toured the Fitch Addition project with Mr. Manning before the start of the regular meeting. The group saw first hand how the construction schedule was progressing as Mr. Manning detailed the materials and methods being used by the various contractors on site.

At the business portion of the meeting, Mr. Norris provided the CM report (attached) for the high school for Mr. Manning who had to leave the meeting early. Items discussed included the boiler room and the fire alarm systems. The architect is working on a redesign for the boiler room unstable outer wall.

(e) Board of Education staff

1) Catherine Kolnaski and Northeast Academy Elementary Schools

Mr. Greenleaf has participated in teacher /staff tours of the new elementary schools and received positive feedback. There has been a good response to the proposed Magnet School at the Catherine Kolnaski Elementary School.

2) Fitch High School

Mr. Greenleaf has been busy coordinating activities to assist the graduation ceremony at Fitch High School. Mr. Greenleaf reported that the Town Council and RTM have restored funds to allow connection of the Cafetorium to the new chilled water system for air conditioning.

5. RECEIPT OF SUBCOMMITTEE REPORTS

a) School Building Phase II Committee report

Vice-Chairman Lange and Mr. Webster, representatives for the PSBC in Phase II of the School Building Project, reported on the first meeting of the School Design Committee Phase II. Vice-Chairman Lange said the group came to some conclusion to build six or seven elementary schools, one or two middle schools and finish the high school. Mr. Webster said there was not much deviation from the conclusions of the Design Committee for Phase I. The biggest question facing the Committee is enrollment. Mr. Greenleaf said there had been a trend downward but that seems to be leveling off. The PSBC was told that the Phase II Committee would have recommendations by the being of 2008 in order to go to the voters in November of 2008.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

The PSBC cancelled their regularly scheduled meeting for Thursday, July 5th and instead will meet the following week on Thursday, July 12th at 7:00 PM.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The meeting adjourned at 9:55 PM.